



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

September 17, 2013

Yumi Kim  
Core Development Services  
2749 Saturn Street  
Brea, CA 92821

**REGARDING: Project Number R2013-01586-(2)**  
**Conditional Use Permit No. 201300080**  
**10019 Alameda Street, Florence-Firestone**

Dear Applicant,

Hearing Officer Pat Hachiya, by her action on **September 17, 2013**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **October 1, 2013. Appeals must be delivered in person.**

**Appeals:**

**To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Jarod Nygren at (213) 974-6463, or by email at [jnygren@planning.lacounty.gov](mailto:jnygren@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

Mi Kim, Supervising Regional Planner  
Zoning Permits West

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)  
c: DPW (Building and Safety); Zoning Enforcement

MK:JN

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-01586-(2)  
CONDITIONAL USE PERMIT NO. 201300080**

1. **ENTITLEMENT REQUESTED.** The applicant, Sprint Wireless, is requesting a conditional use permit (CUP) to authorize the continued operation and maintenance of an existing wireless facility pursuant to County Code Section 22.32.190 in the M-2 (Heavy Industrial) Zone.
2. **HEARING DATE.** September 17, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing was held before the Hearing Officer on September 17, 2013. The Hearing Officer heard the staff presentation and testimony from the applicant, Yumi Kim, who was in favor of the project. The Hearing Officer made a request that the applicant look into screening possibilities for the existing wireless telecommunication facility. If the applicant finds that screening the wireless facility is a possibility the Hearing Officer requested that a Revised Exhibit "A" be submitted so the changes could be implemented.

There being no further testimony, the Hearing Officer closed the public hearing and approved the permit with no changes

4. **PROJECT DESCRIPTION.** A request to continue operation and maintenance of an existing wireless telecommunications facility located at 10019 Alameda Street. The existing wireless communications facility was approved on September 7, 2000 by CUP No. 00-14-(2). In addition to the proposed CUP renewal request, Sprint proposes to modify the existing wireless facility swapping nine (9) of the twelve (12) existing antennas for new panel antennas and add twelve (12) remote radio units affixed directly behind the panel antennas. Minor equipment upgrades by retrofitting one (1) equipment rack, installing one (1) junction box and replacing coax cable for fiber optic with no change to the current lease area or monopole.
5. **LOCATION.** 10019 Alameda Street, within the community of Walnut Park and the Stark Palms Zoned District.
6. **SITE PLAN DESCRIPTION.** The site plan depicts two buildings used for the recycling business and the existing lease area which includes an 11 feet 6 inch shelter structure and a 55 feet 9 inch monopole. The monopole has three sectors located at the top of the pole; each sector has four (4) antennas and four (4) remote radio units mounted to it. Fencing used for security purposes surrounds the monopole and shelter structure. One egress and ingress accesses the property from Alameda Street, which is designated as a secondary highway.
7. **EXISTING ZONING.** The subject property is zoned M-2 (Heavy Manufacturing). Surrounding properties within 500 feet are zoned as follows:

NORTH: M-2  
SOUTH: M-2  
EAST: City of South Gate  
WEST: M-2 and City of Los Angeles

8. **EXISTING LAND USES.** The subject property is developed with a scrap metal recycling facility, and the existing wireless facility that the applicant seeks to continue. Surrounding land uses within 500 feet are the following:

NORTH: Industrial development, recycling center  
SOUTH: Jordan High School and industrial development  
EAST: Multi-family residences, industrial development, Southeast Middle School  
WEST: Jordan High School and industrial development

9. **PREVIOUS CASES/ZONING HISTORY.** There are ten (10) previous cases noted on the subject property. Plot Plan 30730, Parking Permit No. 60, Special Permit Nos. 1718 and 2007; and Conditional Use Permit Nos. 1333, 1505, 1970, 00-14, 03-036 and 200500210.

- Plot Plan 30730 allowed the construction of a 10-foot gate and a 10-foot masonry wall (approved in 1981).
- Parking Permit No. 60 allowed less than the required parking and permitted tandem parking (expired 2002).
- Special Permit No. 1718 allowed the construction of a sheet metal storage structure (approved 1966).
- Special Permit No. 2007 allowed the continuation, operation and maintenance of a scrap metal yard (approved 1970).
- Conditional Use Permit No. 1333 denied a request for an auto dismantling yard (denied 1978).
- Conditional Use Permit No. 1505 allowed the continuation of the scrap metal yard. Superseded SP 2007 (approved in 1980).
- Conditional Use Permit No. 1970 allowed the expansion of the existing scrap metal facility to include an adjacent parcel. Superseded CUP 1505 (expired in 2002).
- Conditional Use Permit No. 00-14 allowed a wireless telecommunications facility (approved 2000).

- Conditional Use Permit No. 03-036 allowed the continuation, operation and maintenance of a scrap metal yard (approved 2004).
  - Conditional Use Permit 200500210 allowed a wireless telecommunications facility (approved 2007, not used).
10. **GENERAL PLAN CONSISTENCY.** The subject property is located within the "I" Major Industrial land use classification of the Los Angeles County General Plan. Major Industrial are "areas which are generally appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force (LU-14)." The Major Industrial land use category also allows industrial services that are smaller in scale to meet the demand of the local area. The location of a wireless telecommunications facility on a property already developed with a scrap metal recycling facility is consistent with the Major Industrial land use classification.
11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower. Under section 22.32.190, development of radio and television stations and towers in the M-2 zone requires filing a CUP. Therefore a wireless facility within the M-2 Zone requires a conditional use permit. Pursuant to section 22.32.200, premises in zone M-2 shall be subject to the following development standards:
- A. Any property used for outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
  - B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
  - C. Signs shall comply with the provisions of Part 10 of Chapter 22.52.

Guidelines for development of wireless telecommunications facilities are also provided in the Subdivision and Zoning Ordinance Policy No. 01-2010 memo, dated July 26, 2010. The memo specifies that ground mounted wireless facilities, not located within the public right-of-way, shall not exceed the 75 feet in height. The existing wireless facility is 55 feet 9 inches, which is consistent with the 75 foot height maximum.

For uses where the parking requirements are not specified in the Zoning Code, Section 22.52.1220 authorizes the director to impose an amount of parking spaces that he finds adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits. The subject property has

32 onsite parking spaces, therefore no additional parking for the wireless facility is required.

The wireless facility complies with these development standards.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The wireless telecommunications facility was previously approved by CUP 00-14 on September 7, 2000. The CUP expired on September 5, 2010 necessitating a new CUP for the continuation of the use. There have not been any public complaints during the lifespan of the aforementioned CUP. The continued operation of the project site with the antennas located on the monopole gives Sprint the ability to maintain the facility where coverage is needed while utilizing design that is both functional and consistent with the use of the property and in scale with the surrounding areas and uses. Only minor changes are proposed to the wireless facility and none of the changes will increase the visual impacts in a significant way as represented by photo simulations.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Fire Department and Public Works were notified of the project and they did not have any comments since the proposed project is a continuation of an existing use.
14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No other agencies were required to comment on this application.
15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
16. **PUBLIC COMMENTS.** No public comments have been received in regards to this request.

#### **CONDITIONAL USE PERMIT SPECIFIC FINDINGS**

17. The Major Industrial land use category allows industrial services that are smaller in scale to meet the demand of the local area. The continuation of a wireless facility on a site developed with a scrap metal recycling facility is consistent with the Major Industrial land use classification. Therefore, the existing use is consistent with the adopted plan for the subject property.
18. The project is a wireless telecommunications facility that will be required to comply with all rules and regulations of FCC to ensure public health and safety. All improvements to the facility will be required to comply with building code to ensure public health and safety. The existing facility does not block views, attract criminal elements, nor generate/sell offensive products. The existing facility is part of Sprint's wireless telecommunications network and is vital to maintaining communication services for residences and business in the area. Therefore, the

requested continuation of the wireless facility will not adversely affect the health, peace, welfare or comfort of persons residing or working in the surrounding area, will not be materially detrimental to use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

19. The project is the continuation of a previously approved wireless telecommunications facility. No expansion is proposed to the existing use. Therefore, the site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate the said use with the uses in the surrounding area.
20. The proposed project is the continuation of a previously approved wireless telecommunications facility with only minor modifications proposed to the existing monopole. The facility does not propose any new development and is adequately served by Alameda Street, which is an improved public road. The existing facility is unmanned and does not generate any traffic other than a maintenance visit every four to six weeks. Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

#### ENVIRONMENTAL DETERMINATION

21. The project requests to authorize the continued operation of an existing unmanned wireless telecommunications facility. The project is using the existing infrastructure with only minor modifications proposed. The modifications consist of replacing nine (9) of the twelve (12) antennas, adding twelve (12) remote radio units and minor equipment upgrades. The upgrades will not expand the physical footprint of the wireless facility and the upgrades will not have a significant visual impact. Therefore, this project qualifies for Class 1 Categorical Exemption—Existing Facilities- as it consists of the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of a previously existing use.
22. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years.
23. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permit West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use is consistent with the general plan; and
- B. That the requested use at the location proposed will not:
  - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
  - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or
  - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served:
  - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and;
  - 2. By other public or private services facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

- 1. The Hearing Officer has considered the Categorical Exemption for this project and determined that the project is consistent with the finding by the State Secretary for Resources and by local guidelines that this class of projects does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201300080-(2) is **APPROVED**, subject to the attached conditions.

MKK:JN  
8/20/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-01586-(3)  
CONDITIONAL USE PERMIT NO. 201300080**

**PROJECT DESCRIPTION**

A conditional use permit request to continue operation and maintenance of an existing wireless telecommunications facility located at 10019 Alameda Street. The existing wireless communications facility was approved on September 7, 2000 by CUP No. 00-14-(2). The new CUP request includes the proposal to modify the existing wireless facility by swapping nine of the twelve existing antennas for new panel antennas, add twelve remote radio units affixed directly behind the panel antennas, retrofitting one equipment rack, installing one junction box, and replacing coax cable for fiber optic with no change to the current lease area or monopole subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.



5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on September 17, 2028.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

For the purposes of this provision, continued operation of the wireless telecommunications facility and satisfaction of Condition No. 2 shall be considered use of this grant.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial** inspections. Inspections shall be unannounced.
11. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
18. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **five (5) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**PERMIT-SPECIFIC CONDITIONS-WIRELESS TELECOMMUNICATIONS FACILITY**

20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. Upon request, the permittee shall provide to the Zoning Enforcement Section of the Department of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
22. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
23. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.

24. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
25. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
26. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
27. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
28. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
29. The maximum height of the facility shall not exceed 56 feet above finished grade.
30. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
31. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
32. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
33. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of the Department of Regional Planning to show compliance with the maintenance and removal conditions.

34. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
35. The facility shall be secured by fencing, gates and/or locks. All fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. Chain links, chain link with slats, barbed and other types of wire fencing are prohibited. If the facility's fences or walls are visible from the public right-of-way, landscaping, in a minimum planter width of five feet, shall be provided to screen the fence or wall from the street.
36. Appurtenant equipment boxes shall be screened or camouflaged.
37. Upon termination of this grant or after the construction of this facility, the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

MKK:JN

8/28/13